



# **Condition Assessment Strategies for Bureau of Land Management Recreation and Administration Sites**

**2004 Facilities and Asset Management Conference**  
***“Stewardship of Federal Assets – United Commitment to Excellence”***  
**Orlando Florida**  
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# Presentation Outline

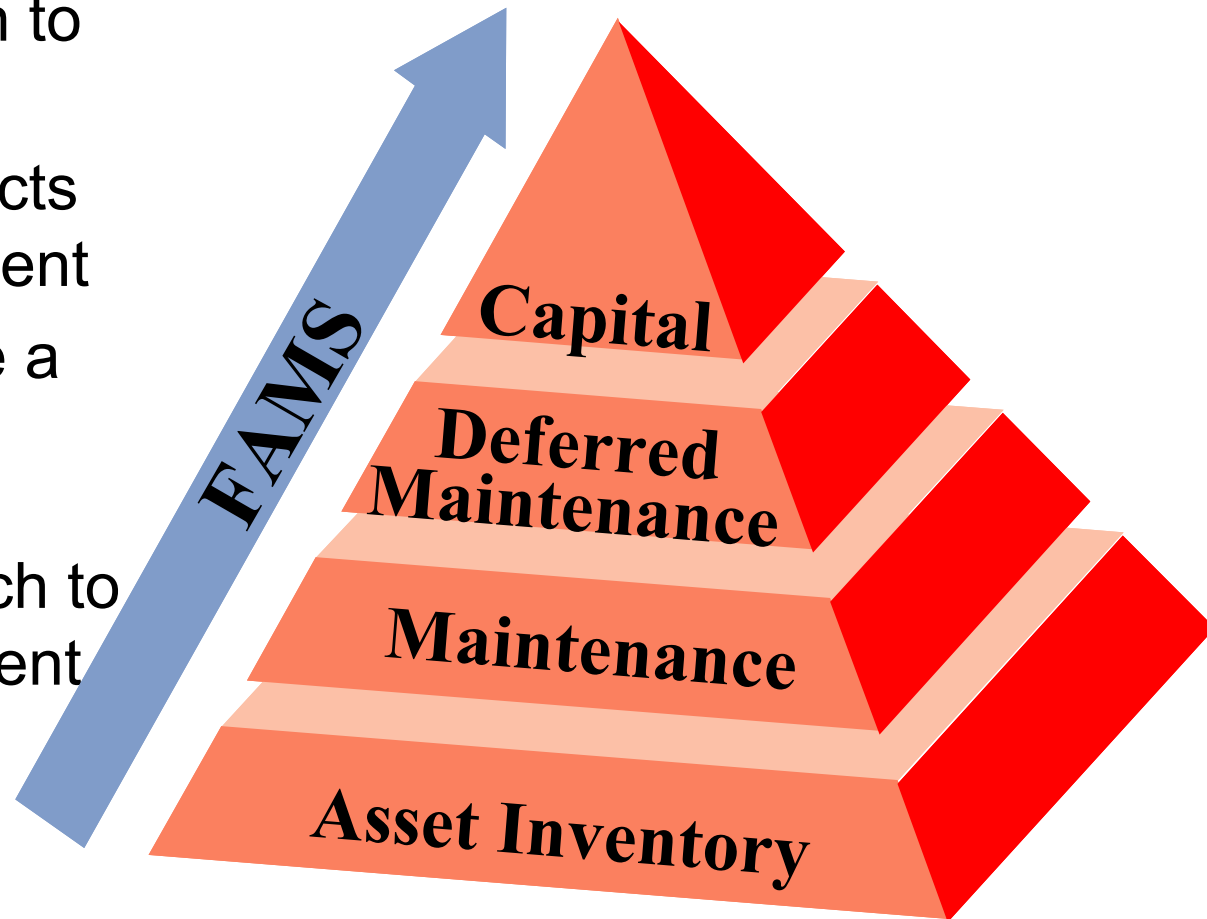
- **Overview** - BLM “*Stewardship Strategy*”
- **Background** – BLM Recreation and Administration Sites
- **Objective** –Cost Effective Condition Assessment Strategy
- **Approach** – Industry Standard Process on “Nitric Oxide”
- **Performance Metrics** – Internal and External Gauges of Success
- **Challenges and Lessons Learned** – Ideas and Answers
- **Summary**





# BLM “Stewardship Strategy” Overview

- Strategic approach to asset stewardship
- Integrates all aspects of asset management
- Develop to provide a **Consistent, Repeatable, and Auditable** approach to Facility Management







## Background – Recreation and Administration Sites

- Recreation and Administration Sites within the BLM include:
  - ▶ 2,100 Recreation Sites in 15 States
  - ▶ 700 Administrative Sites
- Functional Uses for the Sites include:
  - ▶ Public Recreation
  - ▶ Administrative Functions
  - ▶ Wildfire Management
  - ▶ Specialty Programs





# Objective

- Cost effective process
- Use Industry Standard Process (*Don't Reinvent the Wheel*)
- Implement a consistent process
- Integrate with other *Stewardship Strategy* elements
- Meet user needs and national reporting requirements
- Develop a LIFE CYCLE approach to assessment
- Complete “Baseline” for all BLM Sites by December 2004
- Transfer to Facility Asset Management System (FAMS)





# Approach

- Bureau wide strategy based on industry standard
  - ▶ Identify key asset management data for all users
  - ▶ Integrate with current and planned initiatives
  - ▶ Partner with state engineers and field offices
  - ▶ Step into full scale condition assessment
  - ▶ Develop “Business Rules”







# Approach

- Standardized Asset Inventory
  - ▶ Provides the **Foundation** for Asset Management
  - ▶ National Standard for Asset Inventory
  - ▶ Minimum National Data Requirements
    - ✦ Exception Policy
    - ✦ Based on “What it takes to manage the asset”
  - ▶ Supports Facility Asset Management System (FAMS) and other initiatives





# Approach

## ● Condition Assessments

- ▶ Modified Contractor standard protocols that had been used successfully on similar sites
- ▶ Condition Assessment Identifies all Deficiencies by type:
  - Deferred Maintenance
  - Component Renewal
  - Critical Health and Safety
  - Statutory/Regulatory
- ▶ Training for Inspection Teams and BLM “Sustainment” personnel







# Approach

- Current Replacement Values
  - ▶ Standardized Current Replacement Value by Asset Type
    - ✦ Based on current BLM Inventory
    - ✦ Utilizes industry standard Cost Data
    - ✦ Standardizes the Facility Condition Index (FCI)
  - ▶ Links to annual maintenance cost factors





## Example 1 – Administrative Building

- **DEFINITION:** A building primarily used for office/clerical space. Ancillary functions may be included such as miscellaneous storage and vehicle parking, so long as those functions support the primary use and represent less than 50% of the building area.
- **INCLUDES** - Building and associated systems within the building walls
- **EXCLUDES** - Any items or features outside the building walls even though the items or features may be attached to and/or support the building or its functions.





## Example 2 – Aircraft Ramp

- **DEFINITION:** An area used for parking aircraft, or moving aircraft from a storage / maintenance area to a runway or helipad.
- **INCLUDES:**
  - Windsocks
  - Pavement markings
  - Tie-downs/restraints
  - Ground clips
- **EXCLUDES:**
  - Parking Areas
  - Area Lighting
  - Access Roads (see Site Roadways)
  - Signs
  - Hangers
  - Maintenance shops







# Performance Metrics

## ● Internal

- ▶ Comprehensive Assessment 100 Percent Complete by 1/1/2005
- ▶ Detailed baseline of Rec/Admin Site Condition for BLM
- ▶ Ability to Track Asset Condition against Financial Investment

## ● External

- ▶ Facility Condition Index (FCI)
  - ✗ Asset
  - ✗ Site
  - ✗ Field Office
  - ✗ State
  - ✗ Bureau Wide
- ▶ Validated Inventory
- ▶ Updated Current Replacement Value





# Challenges and Lessons Learned

## ● Challenges

- ▶ Determining “Appropriate” Level of Detail
- ▶ Training Current Personnel (*Culture Shift*)
- ▶ Real Time Data Accuracy
- ▶ Developing a Continuous Inspection Cycle
- ▶ Addressing Legacy Data
- ▶ Weather

## ● Lessons Learned

- ▶ Keep the Process Simple
- ▶ Retirees are an incredible resource
- ▶ State Coordinators to “expedite” the process
- ▶ There is no substitute for BLM Participation
- ▶ Automated data collection devices are a mixed blessing
- ▶ Helicopters are cost effective in remote locations





## Summary

- The “*Stewardship Strategy*” provides a consistent and integrated plan across the Bureau
- Minimizing Inventory requirements to essential information has immediate and long term benefits
- Condition Assessment standards must provide efficient, maintainable answers to succeed
- Consistency in determining CRV is critical to good Performance Metrics
- Good results come from participation in the process. There is NO SUBSTITUTE for having DOI personnel engaged in the process.



***Reasonable, Consistent, and Auditable***





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